

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Phil Kammerer, Chair
Belinda Bittner, Vice Chair
Pam Allen, Councilmember
Rob Brunham, Councilmember
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MAC AGENDA

Tuesday, November 10, 2020
6:00 P.M.

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

Dial In: (888) 278-0254
Conference code: 142291

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3017?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

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Contact: Lea Castleberry
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1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.

4. **Agency Reports**

- a. Office of the Sheriff
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Record of Actions—September 8, 2020

6. **Presentations**

- a. Update on COVID -19 for Contra Costa County (Lea Castleberry, Office of Supervisor Diane Burgis)

7. **Items for Discussion and/or Action**

- a. Consider cancelling the December 8, 2020 meeting
- b. Community Projects for Downtown area with Mitigation Funds (Ongoing)

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8. Committee Reports/Member Reports

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

9. Correspondence/Announcements

- a. R-09/15/20 Contra Costa County Zoning Administrator Agenda for September 21, 2020
- b. R-09/10/20 County Planning Commission Cancellation Notice for September 23, 2020
- c. R-09/30/20 County Planning Commission Cancellation Notice for September 30, 2020
- d. R-09/29/20 Contra Costa County Zoning Administrator Agenda for October 5, 2020
- e. R-09/23/20 Notice of Public Hearing for October 5, 2020
- f. R-10/05/20 County Planning Commission Cancellation Notice for October 14, 2020
- g. R-10/13/20 Contra Costa County Zoning Administrator Agenda for October 19, 2020
- h. R-10/23/20 County Planning Commission Cancellation Notice for October 28, 2020
- i. R-10/29/20 Contra Costa County Zoning Administrator Agenda for November 2, 2020
- j. R-10/26/20 Notice of Public Hearing for November 2, 2020

10. Future Agenda Items

11. Adjourn

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Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Draft Record of Actions

6:00 p.m.

September 8, 2020

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Bittner, Councilmember Brunham, Councilmember Allen (late), and Councilmember Whitlock

MEMBERS ABSENT:

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Councilmember Brunham. Second made by Councilmember Allen. Motion Carried 5-0. AYES: Allen, Bittner, Brunham, Kammerer and Whitlock

PUBLIC COMMENT:

Linda Nash – Weed abatement request on Willow Road

Sue Olsen – Concerned about clean-up at Frank's

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of August.
- b. **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of August.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of August. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on the Census 2020 and Bethel Island Community Clean-Up on September 12, 2020 from 8am – noon.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for August 11, 2020:** Motion to approve the draft record of actions as presented made by Councilmember Brunham. Second made by Councilmember Allen. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer and Whitlock.

PRESENTATIONS

- a. **Update on Covid-19:** Lea Castleberry, Office of Supervisor Diane Burgis provided an update on Covid-19 and Shelter-In-Place Order for Contra Costa County.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Bethel Island Community Clean-Up – Saturday, September 12, 2020 from 8am – noon:** Lea Castleberry reminded residents this is by appointment only; 6 slots left.
- b. **Community Projects for Downtown area with Mitigation Funds:** Item deferred to next meeting.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** Car Hop Bingo was cancelled due to heat. Hope to reschedule.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** No Report.
- f. **San Joaquin Yacht Club:** No Report.
- g. **Ad Hoc Fire Safety Committee:** No Report.
- h. **Scout Hall:** No Report.
- i. **Citizens' Fire Committee:** No Report.
- j. **Heart Safe Communities Program:** No Report.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-08/06/20 Contra Costa County Planning Commission Agenda for August 12, 2020
- b. R-08/13/20 Contra Costa County Planning Commission Cancellation Notice for August 26, 2020
- c. R-09/01/20 Contra Costa County Zoning Administrator Agenda for September 9, 2020

FUTURE AGENDA ITEMS

ADJOURMENT

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 7:00pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on October 13, 2020 at 6:00p.m. and location to be determined due to Covid-19.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 21, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

SEP 15 2020

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/95652096620>

Meeting ID: 956 5209 6620

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. SGI RETAIL, LLC (Applicant) – SPM PROPERTIES, INC (Owner), County File #LP20-2003: The applicant requests approval of a land use permit/development plan combination to establish a cannabis dispensary, with delivery, within an existing building. The dispensary will occupy 5,162 square feet of the existing 20,000 square-foot multi-tenant building. Approval of a land use permit to allow an accessory sign over fifty square feet in area is also requested for an existing monument sign as well as a modification to the sign guidelines approved as part of DP08-3024 for three new wall mounted signs. The subject property is located at 5753 Pacheco Boulevard in the Pacheco area. (Zoning: R-B, Retail Business District (R-B)) (APN: 125-032-031) FA Staff Report
- 2b. GLOBAL SIGNAL ACQUISITIONS III, LLC (Applicant) - CPM PITTSBURG, LLC (Owner), County File #LP20-2026: This is an application for a Land Use Permit for the renewal of County Files #LP10-2077 and LP11-2005 to allow the continued operation of existing Verizon and Sprint wireless telecommunication facilities, co-located on an existing 65-foot-tall monopole. No modifications to the existing facilities are proposed. The subject property is located at 385 Pittsburg Avenue in the unincorporated Richmond area. (Zoning: North Richmond Planned Unit District (P-1)) (APN: 408-190-046) MM Staff Report

- 2c. BENJAMIN RODRIGUEZ (Applicant) - THE ATHENIAN SCHOOL (Owner), County File #LP20-2033: This is an application for a Land Use Permit to modify County File #LP98-2084 to allow four temporary portable classrooms at the Athenian School to facilitate smaller classroom size requirements during the ongoing COVID-19 pandemic. The project does not involve the increase in student enrollment or capacity. The subject property is located at 2100 Mt. Diablo Scenic Blvd. in the unincorporated Danville area. (Zoning: General Agricultural District (A-2)) (APN: 203-150-002) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 5, 2020.

RECEIVED

SEP 10 2020

~ CANCELLED ~

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 23, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccounv-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 30, 2020.

RECEIVED

SEP 30 2020

CANCELLED

BY: _____

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, SEPTEMBER 30, 2020

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

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<https://cccouny-us.zoom.us/j/91042592306>

Meeting ID: ID: 910 4259 2306

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 2a. ITEM TO BE RESCHEDULED

FT LAND LLC. (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #GP07-0009. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests an amendment to the County General Plan to modify the boundary of the Urban Limit Line by way of placing a 30-acre area along the eastern boundary of the Tassajara Hills Elementary School property within the Urban Limit Line. The project applicant also requests map amendments to the Land Use Element of the General Plan to change the land use designation of the project site from Agricultural Lands (AL) to Single-Family

Residential High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS). The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

3. REZONING: PUBLIC HEARING

3a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #RZ09-3212. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests to rezone the project site from an Exclusive Agricultural (A-80) district to a project-specific Planned Unit (P-1) district. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

4. SUBDIVISION: PUBLIC HEARING

4a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #SD10-9280. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests approval of a vesting tentative map to subdivide the project site into 125 single-family residential lots, as well as various open space and special use parcels. The project applicant also requests approval of exceptions to the following provisions of Title-9 (Subdivisions): 1) frontage improvements and pavement widening; 2) street lights within one mile of an existing school; 3) frontage improvements on the side or sides of the roadway adjacent to a subdivision; 4) sidewalks within one mile of an existing school; 5) placement of overhead utility distribution facilities underground; and 6) collect and convey drainage standards. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

5a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #DP10-3008. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests approval of a Preliminary and Final Development Plan to allow: 1) development of 125 single-family residential lots; 2) roadway and infrastructure improvements; 3) grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards; and 4) offsite circulation improvements at the Tassajara Hills Elementary School parking lot. The project also includes a: 5) request for a Tree Permit to remove up to 19 code-protected trees; 6) a proposed Development Agreement between Contra Costa County and FT Land LLC, and 7) a Preservation Agreement between Contra Costa County, the City of San Ramon, and the East Bay Regional Park District. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

6. CEQA CONSIDERATION:

6a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – For the purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR)

for the Tassajara Parks Project was published and distributed on September 14, 2020. The County Planning Commission will make a recommendation to the County Board of Supervisors regarding certification of the EIR and adoption of related findings. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST

7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 14, 2020.

RECEIVED

SEP 29 2020

~ REVISED ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 5, 2020

**30 MUIR ROAD
MARTINEZ, CA 94553**

*****1:30 P.M.*****

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<https://cccouny-us.zoom.us/j/95352837262>

Meeting ID: 953 5283 7262

Or Telephone:
Dial:

USA 888 278 0254 US Toll-free

Conference code: 198675 ##

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1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

2a. G3 ENTERPRISES INC. (Applicant & Owner); County File #LP18-2030: This is a request to modify Land Use Permit #LP2078-91 for an existing sand mine. This action will provide an amended land use permit and conditions of approval for both the existing Byron Sand Mine site and the proposed Maria South mining addition. The existing permitted Byron Sand Mine operations encompass approximately 1,367 acres, with

966 acres owned by G3 Enterprises and 401 acres leased from adjacent landowners. The project would amend Land Use Permit #LP2078-91 to include and permit mine operations on the proposed Maria South quarry site. The proposed Maria South quarry would add 80 acres to the Byron Sand Mine for sand excavation on 15 acres of the project site adjacent to the existing, operational Evo-East quarry, thus expanding the approved Evo-East pit to the southeast, creating a single 50-acre contiguous quarry footprint. An additional 5 acres is proposed for storage of topsoil and overburden to be used for future reclamation activities. The project would also create a new 60-acre conservation easement. Mined sand will be quarried with scrapers or excavators/haul trucks, transported to the existing feed hopper at the Evo-East pit where it will be combined with water and converted to slurry. The sand slurry would then be hydraulically transported to the Byron Sand Mine processing plant, and ultimately transported from the facility by truck to customers in the same manner as sand currently being mined. There will be no increase in daily or annual truck traffic, nor will the project increase the number of employees working at the site. The project will have no effect on the hours of operation at the facility. Proposed mining operations for the Maria South Amendment will be consistent with existing operations and would result in no increase in daily or annual mine throughput. Compared to the existing entitlements, the primary change would be a 20-acre increase in disturbed area and an approximately six-year extension in the Byron Sand Mine's current operational life. Whereas the existing land use permit specifies an expiration date of 2026 for mining operations at the Byron Sand Mine, the County no longer imposes expiration dates on land use permits. Land use entitlements run with the land until the use is discontinued. Based on the estimated volume of available sand material on the Maria South site (estimated 6-year reserve) in addition to the available material currently being mined (estimated 8-year reserve), overall mining operations at the Byron Sand Mine would be extended by approximately 14 years with approval of the proposed Project. The project site is located at 1300 Camino Diablo in Byron, CA (APN: 002-200-022, 003-160-007, 003-160-001, 003-150-005, 003-060-005, 003-050-006, 003-050-010, 003-050-005, 003-050-003, 003-150-004, 003-160-003) (Zoning: (A-3) Heavy Agricultural District & (A-4) Agricultural Preserve District) GK Staff Report

- 2b. G3 ENTERPRISES INC. (Applicant & Owner); County File #LP18-2031: This is a request to amend the reclamation plan for the existing Byron Sand Mine to include the proposed Maria South mining addition. This action will provide an integrated mine reclamation plan for both the existing Byron Sand Mine site and the proposed Maria South mining expansion. The project would amend the current Byron Sand Mine reclamation plan to include mining operations on the proposed Maria South quarry site. The project site is located at 1300 Camino Diablo in Byron, CA (APN: 002-200-022, 003-160-007, 003-160-001, 003-150-005, 003-060-005, 003-050-006, 003-050-010, 003-050-005, 003-050-003, 003-150-004, 003-160-003) (Zoning: (A-3) Heavy Agricultural District & (A-4) Agricultural Preserve District) GK Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 19, 2020.

SEP 23 2020

NOTICE OF A
PUBLIC HEARING

BY: _____

On MONDAY, OCTOBER 5, 2020, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider applications for a LAND USE PERMIT as described below.

G3 ENTERPRISES INC. (APPLICANT & OWNER); COUNTY FILES LP18-2030 & LP18-2031: The proposed project will modify Land Use Permit #LP2078-91 and reclamation plan for an existing sand mine. This action will provide an amended land use permit, conditions of approval, and an integrated mine reclamation plan for both the exiting Byron Sand Mine site and the proposed Maria South addition. The existing permitted Byron Sand Mine operations encompass approximately 1,367 acres, with 966 acres owned by G3 Enterprises and 401 acres leased from adjacent landowners. The project would amend Land Use Permit #LP2078-91 and the Byron Mine Reclamation Plan to include and permit mine operations on the proposed Maria South quarry site. The proposed Maria South quarry would add 80 acres to the Byron Sand Mine for sand excavation on 15 acres of the project site adjacent to the existing, operational Evo-East quarry, thus expanding the approved Evo-East pit to the southeast, creating a single 50-acre contiguous quarry footprint. An additional 5 acres is proposed for storage of topsoil and overburden to be used for future reclamation activities. The project would also create a new 60-acre conservation easement. Mined sand will be quarried with scrapers or excavators/haul trucks, transported to the existing feed hopper at the Evo-East pit where it will be combined with water and converted to slurry. The sand slurry would then be hydraulically transported to the Byron Sand Mine processing plant, and ultimately transported from the facility by truck to customers in the same manner as sand currently being mined. There will be no increase in daily or annual truck traffic, nor will the project increase the number of employees working at the site. The project will have no effect on the hours of operation at the facility. Proposed mining operations for the Maria South Amendment will be consistent with existing operations and would result in no increase in daily or annual mine throughput. Compared to the existing entitlements, the primary change would be a 20-acre increase in disturbed area and an approximately six-year extension in the Byron Sand Mine's current operational life. Whereas the existing land use permit specifies an expiration date of 2026 for mining operations at the Byron Sand Mine, the County no longer imposes expiration dates on land use permits. Land use entitlements run with the land until the use is discontinued. Based on the estimated volume of available sand material on the Maria South site (estimated 6-year reserve) in addition to the available material currently being mined (estimated 8-year reserve), overall mining operations at the Byron Sand Mine would be extended by approximately 14 years with approval of the proposed Project. (APN: 002-200-022, 003-160-007, 003-160-001, 003-150-005, 003-060-005, 003-050-006, 003-050-010, 003-050-005, 003-050-003, 003-150-004, 003-160-003) (Zoning: (A-3) Heavy Agricultural District & (A-4) Agricultural Preserve District)

To slow the spread of COVID-19, the County Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the August 3, 2020 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation, at 925-674-7799 or Gary.Kupp@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

RECEIVED

OCT - 5 2020

~ CANCELLED ~ BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY OCTOBER 14, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccounvty-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT
planninghearing@dcd.cccounvty.us.

. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 28, 2020.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 19, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

OCT 18 2020

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT:

Please click the link below to join the webinar:

<https://cccounv-us.zoom.us/j/94216953769>

Meeting ID: 942 1695 3769

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. RICHARD LARSON (Applicant) - THE DOUBLE AA CORPORATION (Owner), County File #LP20-2036: The applicant requests approval of a Land Use Permit/Development Plan combination to convert an existing Valero service station building to a convenience store and a take-out food restaurant, and construct a 1,321-square-foot addition to include a Reach-In cooler box, an utility room, and a self-serve drive thru car wash. The project also includes an exception request to the Title 9 requirements to Collect and Convey. The subject property is located at 16400 San Pablo Avenue in the unincorporated San Pablo area of the County. (Zoning: Planned Unit District (P-1)) (APN: 403-211-001) DV Staff Report

- 2b. OSCAR BURROLA JR (Applicant) – ISRAEL MARTINEZ (Owner), County File #LP20-2005: The applicant requests approval of a land use permit to establish a vertically integrated cannabis business, including cultivation, manufacturing, and distribution within a 22,000 sq. ft. expanded agricultural processing facility. The subject property is located at 5930 Balfour Road in the Brentwood area. (Zoning: A-40, Exclusive Agricultural District (A-40)) (APN: 011-010-012) JL Staff Report
- 2c. HORIZON TOWER (Applicant) - DAVID & MARTHA CASTELLANOS (Owners), County File #LP20-2035: The applicant requests approval for a renewal of Land Use Permit #LP09-2033, to authorize the continued operation of an existing communications tower on the subject property. AT&T and T-Mobile are presently leasing space on the existing tower and could continue to operate at this location if this application is approved. No modifications to the existing facility are proposed with this application. The subject property is located at 17601 Marsh Creek Road in the unincorporated Brentwood Area. (Zoning: A-2 General Agricultural) (APN 007-030-047) AV Staff Report
- 2d. LISA BORBA (Applicant) - ROBERT NUNN (Owner), County File #LP20-2020: The applicant requests approval of a land use permit to establish a 10,000 sq. ft. commercial cannabis cultivation facility within an existing agricultural packing and warehousing operation. The subject property is located at 4425 Sellers Avenue in the Brentwood area. (Zoning: A-2 General Agricultural District (A-2)) (APN: 018-220-009) JL Staff Report
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. TIERNEY CONNER (Applicant) - HELEN LIU AND HILLEL ADESNIK (Owners), County File #DP20-3009: This is an application for a Kensington Design Review Development Plan for an approximately 604-square-foot master bedroom addition over the garage of the existing single-family residence that creates a gross floor area of 2,962 square feet, which exceeds the threshold of 2,700 square feet. The subject property is located at 300 Grizzly Peak Blvd. in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 570-223-001) MM Staff Report
- 3b. STAN NIELSEN (Applicant) - DOUGLAS R. EMERY & CYNTHIA L. CORDES (Owners), County File #DP20-3015: The applicant requests approval of a Development Plan/Kensington Design Review to allow the construction of interior and exterior improvements and a 104 square-foot addition to an existing residence that will result in a gross floor area that exceeds the 2,700-square-foot gross floor area threshold for the lot. The project also includes a variance request to legalize and allow expansion of an existing 3rd story configuration (where 2-1/2 stories is allowed). The project is located at 216 Trinity Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6; -K, Kensington Combining District; and -TOV, Tree Obstruction of Views Combining District) (Assessor's Parcel Number: 570-152-006) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 2, 2020.

RECEIVED

OCT 28 2020

~ CANCELLED ~

COUNTY PLANNING COMMISSION BY: _____

CONTRA COSTA COUNTY

WEDNESDAY, OCTOBER 28, 2020

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT

<https://cccounty-us.zoom.us/j/97998851113>

Meeting ID: 979 9885 1113

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, NOVEMBER 18, 2020.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, NOVEMBER 2, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

OCT 29 2020

BY: _____

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounty-us.zoom.us/j/91955911069>

Meeting ID: 919 5591 1069

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1. PUBLIC COMMENTS:

2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a. OSCAR BURROLA JR (Applicant) – ISRAEL MARTINEZ (Owner), County File #LP20-2005: The applicant requests approval of a land use permit to establish a vertically integrated cannabis business, including cultivation, manufacturing, and distribution within a 22,000 sq. ft. expanded agricultural processing facility. The subject property is located at 5930 Balfour Road in the Brentwood area. (Zoning: A-40, Exclusive Agricultural District (A-40)) (APN: 011-010-012) (Continued from 10/19/2020 TM) JL Staff Report
- 2b. LISA BORBA (Applicant) - ROBERT NUNN (Owner), County File #LP20-2020: The applicant requests approval of a land use permit to establish a 10,000 sq. ft. commercial cannabis cultivation facility within an existing agricultural packing and warehousing operation. The subject property is located at 4425 Sellers Avenue in the Brentwood area. (Zoning: A-2 General Agricultural District (A-2)) (APN: 018-220-009) (Continued from 10/19/2020 TM) JL Staff Report

3. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 3a. TIERNEY CONNER (Applicant) - HELEN LIU AND HILLEL ADESNIK (Owners), County File #DP20-3009: This is an application for a Kensington Design Review Development Plan for an approximately 604-square-foot master bedroom addition over the garage of the existing single-family residence that creates a gross floor area of 2,962 square feet, which exceeds the threshold of 2,700 square feet. The subject property is located at 300 Grizzly Peak Blvd. in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 570-223-001) (Continued from 10/19/2020 TM) MM Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. CROWN CASTLE, INC. (Applicant) - PAUL G. & TAMARA L. ATTARD (Owners), County File #LP20-2024. The applicant requests approval of a land use permit to allow the establishment of a new Crown Castle telecommunications facility disguised as an approximately 60-foot tall pine tree within a 1,200 square foot equipment compound. The purpose of the project is to consolidate and replace two existing facilities in use by AT&T and T-Mobile located at 150 Old Tunnel Road. The wireless facility includes 12 antennas mounted on the mono-pine structure, with auxiliary equipment installed at ground level, a backup diesel generator, and approximately 78 linear feet of cable routed underground in a 5-foot wide utility easement connecting the proposed facility to an existing utility pole. The project is located at 1000 Fish Ranch Road in the unincorporated Orinda area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: General Agriculture, A-2) (Assessor's Parcel Number: 265-180-016) SS Staff Report
- 4b. TASHA THOMAS (Applicant) - PENTECOSTAL CHURCH OF GOD (Owner), County File #LP20-2032: This is an application for a land use permit and development plan to modify County File #DP15-3003 to allow a drive-up coffee cart in the parking lot of the established Pentecostal Church of God. The subject property is located at 6080 Bethel Island Road in the Bethel Island area. (Zoning: Retail-Business (R-B -CE -FH)) (APN: 031-093-044) MM Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3007: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, and add gated entry points. The applicant also requests approval of a dock design plan and mooring plan for the lagoon. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 16, 2020.

NOTICE OF A PUBLIC HEARING

RECEIVED

OCT 26 2020

BY: _____

On MONDAY, NOVEMBER 2, 2020, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a DEVELOPMENT PLAN as described below.

OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3007: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, and add gated entry points. The applicant also requests approval of a dock design plan and mooring plan for the lagoon. This is a continuation of the September 9, 2020 Zoning Administrator hearing. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010)

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For further details, contact the Contra Costa County Department of Conservation of Development, Margaret Mitchell at 925-674-7804 or planner's email address: Margaret.mitchell@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development